

AFTER RECORDING MAIL TO:
Mr. and Mrs. Daniel F Pfluger
8675 B D Minkler Road
Sedro Woolley, WA 98284



200512210034
Skagit County Auditor

12/21/2005 Page 1 of 2 9:02AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 119339-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Don Gordon Payne Jr. and Shawn L. Payne
Grantee(s): Daniel F. Pfluger and Lorri A. Pfluger
Abbreviated Legal: ptn Lot 8, Sun River Ranchettes aka Tr. 2, SP No. 91-030
Assessor's Tax Parcel Number(s): 4500-000-008-0201, P105426

THE GRANTOR DON GORDON PAYNE JR., also shown of record as DON PAYNE and SHAWN L. PAYNE, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DANIEL F. PFLUGER and LORRI A. PFLUGER, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Tract 2, Short Plat No. 91-030, approved October 19, 1992, recorded under Auditor's File No. 9210190017, records of Skagit County, Washington, being a portion of Lot 8 of "PLAT OF SUN RIVER RANCHETTES", as per plat recorded in Volume 14 of Plats, pages 55 and 56, records of Skagit County, Washington.

TOGETHER WITH AND SUBJECT TO:

An easement over a portion of Section 13, Township 35 North, Range 7 East, W.M., the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, described as follows:

Beginning at the South $\frac{1}{4}$ corner of said Section;
thence North $0^{\circ}36'28''$ East along the centerline of said Section, a distance of 1,119.40 feet to the North line of Lot 8 as shown on the "PLAT OF SUN RIVER RANCHETTES", as per plat recorded in Volume 14 of Plats, pages 55 and 56, records of Skagit County, Washington;
thence continuing North $0^{\circ}36'28''$ East, a distance of 30.04 feet to the North line of the 30 foot Lower Finney Creek Road shown on said plat;
thence North $86^{\circ}27'26''$ West along the North line of said road, a distance of 325.19 feet to the point of beginning of this description;
thence North $72^{\circ}59'26''$ West, a distance of 283.74 feet;
thence North $54^{\circ}54'26''$ West, a distance of 1,214.84 feet to the Southeasterly right of way line of the South Skagit Highway No. 360 as shown on said plat;
thence South $57^{\circ}42'30''$ West along said right of way line, a distance of 32.50 feet to the North line of said Lower Finney Creek Road;
thence South $54^{\circ}54'26''$ East along the North line of said Lower Finney Creek Road, a distance of 142.11 feet;
thence South $72^{\circ}59'26''$ East along the North line of said Lower Finney Creek Road, a distance of 163.24 feet;
thence South $86^{\circ}27'26''$ East, along the North line of said Lower Finney Creek Road, a distance of 128.82 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 119339-SE.

Dated December 19, 2005

Don Gordon Payne Jr.
Don Gordon Payne Jr.

Shawn L. Payne
Shawn L. Payne

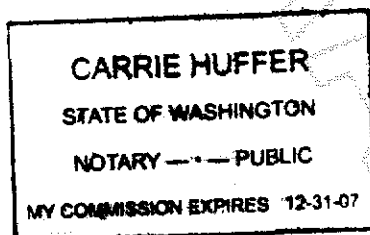
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Don Gordon Payne Jr. and Shawn L. Payne
the person(s) who appeared before me, and said person(s) acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: December 20, 2005

Carrie Huffer

Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007



7045
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 21 2005

Amount Paid \$ 1785⁰²
Skagit Co. Treasurer
By [Signature]



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Skagit County Auditor